

BROWNFIELD REDEVELOPMENT FINANCING ACT
ANNUAL REPORT

2004

BROWNFIELD REDEVELOPMENT FINANCING ACT REPORT

2004

The Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (Act 381), authorizes municipalities to create Brownfield Redevelopment Authorities (Authorities) to facilitate the implementation of brownfield plans and promote revitalization of brownfield properties through the use of tax increment financing of eligible activities.

An eligible property is a "facility" as defined in Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) or a "blighted" or "functionally obsolete" property in a qualified local unit of government as defined in Act 381. A municipality may establish an Authority. The Authority develops and approves a brownfield plan that identifies properties on which the Authority will conduct eligible activities and from which it will capture taxes. Generally, properties are identified by the municipality in conjunction with a developer interested in redeveloping a property.

The Department of Environmental Quality's (DEQ) review and approval are required for all work plans where state and local taxes levied for school operating purposes will be captured to pay for eligible activities. Eligible activities requiring DEQ approval include baseline environmental assessments, due care activities, and additional response activities under the NREPA. The Michigan Economic Development Corporation's review and approval are needed where school taxes will be captured for eligible development activities on contaminated, blighted or functionally obsolete properties.

This report is a summary of the information contained in brownfield plans and work plans submitted to the DEQ for the period from January 1, 2004 through December 31, 2004. During this period, 27 work plans were received from 16 different local units of government and a total of \$3,396,284 was approved by the DEQ for eligible activities at eligible properties. Since the program began in 1996, the DEQ has approved \$65,714,955 for eligible activities at eligible properties. When these projects are complete, estimates are they will have generated almost \$1.5 billion dollars in private investment, created more than 8,000 jobs, and redeveloped more than 1,700 acres throughout the state.

Below is an estimate of state and local school tax capture for all projects from 1997 through 2004. The estimates were taken from brownfield plans approved by local Authorities. The estimates are based upon the projected cost of the eligible activities proposed, assuming all activities in the work plan would be approved by the DEQ and completed according to schedule, and the property value would increase as projected.

<u>Year</u>	<u>State Education Tax</u>	<u>Local School Operating Tax</u>
1997	\$ 12,147	\$ 19,381
1998	\$ 16,434	\$ 32,474
1999	\$ 75,385	\$ 148,581
2000	\$ 249,621	\$ 598,750
2001	\$ 500,910	\$1,288,028
2002	\$ 721,255	\$1,920,411
2003	\$1,031,799	\$2,860,054
2004	\$1,702,736	\$4,434,305
Total	\$4,310,287	\$11,301,984

Actual tax increment revenues received by Authorities from all taxing jurisdictions, including state and local school taxes, will be provided in a report prepared by the State Tax Commission of the Department of Treasury pursuant to Section 16 (4) of Act 381.

Table of Contents

Allegan Brownfield Redevelopment Authority	1-2
Allen Park Brownfield Redevelopment Authority.....	3
Auburn Hills Brownfield Redevelopment Authority.....	4-7
Bay City Brownfield Redevelopment Authority.....	8
Cadillac Brownfield Redevelopment Authority	9
Caro Brownfield Redevelopment Authority	10
Cheboygan Brownfield Redevelopment Authority.....	11
Dearborn Brownfield Redevelopment Authority	12
Dearborn Heights Brownfield Redevelopment Authority.....	13
Detroit Brownfield Redevelopment Authority	14-20
Dundee Brownfield Redevelopment Authority	21-22
East China Township Brownfield Redevelopment Authority	23
Farmington Hills Brownfield Redevelopment Authority	24
Ferndale Brownfield Redevelopment Authority.....	25
Grand Haven Brownfield Redevelopment Authority.....	26
Grand Rapids Brownfield Redevelopment Authority.....	27
Grand Traverse County Brownfield Redevelopment Authority	28-39
Gratiot County Brownfield Redevelopment Authority	40
Grosse Ile Brownfield Redevelopment Authority.....	41
Howell Brownfield Redevelopment Authority	42
Ionia Brownfield Redevelopment Authority	43
Jackson Brownfield Redevelopment Authority.....	44
Kalamazoo Brownfield Redevelopment Authority	45-46
Lake Charter Township Brownfield Redevelopment Authority.....	47
Lansing Brownfield Redevelopment Authority	48
Lincoln Charter Township Brownfield Redevelopment Authority	49
Ludington Brownfield Redevelopment Authority	50
Milford Brownfield Redevelopment Authority	51
Monroe Brownfield Redevelopment Authority.....	52-58
Mount Clemens Brownfield Redevelopment Authority.....	59
Oakland County Brownfield Redevelopment Authority	60-61
Plymouth Township Brownfield Redevelopment Authority.....	62-63
Pontiac Brownfield Redevelopment Authority	64
Quincy Brownfield Redevelopment Authority.....	65
Rochester Hills Brownfield Redevelopment Authority.....	66
Saginaw County Brownfield Redevelopment Authority.....	67-69
South Haven Brownfield Redevelopment Authority	70-71
Southfield Brownfield Redevelopment Authority	72
St. Joseph Brownfield Redevelopment Authority.....	73
Trenton Brownfield Redevelopment Authority.....	74
Troy Brownfield Redevelopment Authority	75
Utica Brownfield Redevelopment Authority.....	76
Walker Brownfield Redevelopment Authority.....	77
Washtenaw County Brownfield Redevelopment Authority.....	78-79
Wyandotte Brownfield Redevelopment Authority.....	80
Ypsilanti Brownfield Redevelopment Authority	81
Zeeland Brownfield Redevelopment Authority	82
Glossary of Acronyms.....	83

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Allegan Brownfield Redevelopment Authority

Property Name: New Rockwell Facility

Property Address: 248/249 North Street

City: Allegan

County: Allegan

Brownfield Plan Name: Amendment for Site No. 3

Current ownership: Rockwell International

Proposed future ownership: Rockwell International

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Mirror/plate glass/truck parts manufacturingx

Current use of property: Vacant

Media contaminated: Soil, groundwater, sediment, surface water

Contaminants: Metals, organics

Existing zoning: M-1 Manufacturing

Proposed future zoning: M-1 Manufacturing

Proposed development: Auto parts manufacturing

Description of eligible activities: Phase I & II ESA, BEA, Due Care and soil removal activities

Approved activity cost through 2004: \$187,000.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$5,690.00	\$16,953.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Allegan Brownfield Redevelopment Authority

Property Name: Old Police Station Property

Property Address: 428 Water Street

City: Allegan

County: Allegan

Brownfield Plan Name: Amendment for Site No. 2

Current ownership: City of Allegan

Proposed future ownership: Private

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Gas station, police station

Current use of property: Vacant

Media contaminated: Soil

Contaminants: Lead

Existing zoning: C-1 Central Business District

Proposed future zoning: C-1 Central Business District

Proposed development: Office building

Description of eligible activities: Phase I & II ESA, BEA, Due Care, UST/soil removal

Approved activity cost through 2004: \$163,000.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$390.00	\$1,170.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Allen Park Brownfield Redevelopment Authority

Property Name: Allen Park Clay Mine Landfill Redevelopment

Property Address: Oakwood Boulevard & Southfield Freeway (M-39)

City: Allen Park

County: Wayne

Brownfield Plan Name: Allen Park Clay Mine Landfill Redevelopment

Current ownership: Ford Motor Company

Proposed future ownership: Ford Motor Company

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Clay mine, hazardous/industrial waste landfill

Current use of property: Clay mine, hazardous/industrial waste landfill

Media contaminated: Soil

Contaminants: Waste fill

Existing zoning: Industrial

Proposed future zoning: Commercial (by conditional use permit)

Proposed development: Commercial/retail/recreational development

Description of eligible activities: Surcharging, soil buffer, gas & landfill intrusion management, geotechnical stabilization, special foundations, storm water management

Approved activity cost through 2004: \$30,224,336.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$75,751.00	\$227,254.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Auburn Hills Brownfield Redevelopment Authority

Property Name: Auburn Hills Commerce Park, LLC

Property Address: Lapeer Road (M-24) 1/4 mile south of Brown Road

City: Auburn Hills

County: Oakland

Brownfield Plan Name: Project No. 4 - Auburn Hills Commerce Park LLC

Current ownership: SAAR, LLC

Proposed future ownership: Auburn Hills Commerce Park LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Agriculture, asphalt plant operation

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: Organics, metals, gasoline, solvent, fill, solid waste debris, asphalt

Existing zoning: I-1 Light Industrial

Proposed future zoning: I-1 Light Industrial

Proposed development: 214,000 sq. ft. high technology industrial park

Description of eligible activities: Caisson installation, clean fill isolation zone, abandoned containers, soil/groundwater sampling

Approved activity cost through 2004: \$546,000.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$29,182.00	\$86,942.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Auburn Hills Brownfield Redevelopment Authority

Property Name: Former Sanicem Landfill

Property Address: 4430 Lapeer Road

City: Auburn Hills

County: Oakland

Brownfield Plan Name: Project No. 5 - Brown Road Group, LLC

Current ownership: Brown Road Group, LLC

Proposed future ownership: Brown Road Group, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Solid waste landfill

Current use of property: Dormant landfill and vacant land

Media contaminated: Soil, groundwater

Contaminants: Solid waste fill, VOCs, metals, methane, leachate seeps

Existing zoning: Industrial

Proposed future zoning: Industrial

Proposed development: 1.2 million sq. ft. high technology, research and light industrial park

Description of eligible activities: Due care plan, remedial investigation, gas control design, land balancing, special foundations

Approved activity cost through 2004: \$2,165,340.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$107,324.00	\$427,075.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Auburn Hills Brownfield Redevelopment Authority

Property Name: J.A.R. Development Site

Property Address: 4140 Lapeer Road

City: Auburn Hills

County: Oakland

Brownfield Plan Name: Project No. 1 - J.A.R. Development Site

Current ownership: J.A.R. Development, LLC

Proposed future ownership: Unknown

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Asphalt plant, borrow pit

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: Metals, VOCs, SVOCs, abandoned containers, fill

Existing zoning: I-1 Light industrial

Proposed future zoning: I-1 Light industrial

Proposed development: High technology/light industrial park

Description of eligible activities: Conductivity survey, soil/groundwater sampling, contaminated fill/container removal, BEAs, due care plans

Approved activity cost through 2004: \$431,611.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$33,450.00	\$99,656.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Auburn Hills Brownfield Redevelopment Authority

Property Name: Joslyn and Collier Roads (Joslyn Commerce Park)

Property Address: Northwest Corner of Joslyn and Collier Roads

City: Auburn Hills

County: Oakland

Brownfield Plan Name: Joslyn and Collier Roads

Current ownership: Joslyn-Collier, LLC

Proposed future ownership: Joslyn-Collier, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Agricultural, vacant

Current use of property: Vacant undeveloped

Media contaminated: Soil, groundwater

Contaminants: Leachate and methane from adjoining landfill to the west, metals, organics

Existing zoning: Light Industrial

Proposed future zoning: Light Industrial

Proposed development: Multi-phase high technology/light industrial park

Description of eligible activities: Work plan preparation

Approved activity cost through 2004: \$8,377.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$29,401.00	\$87,591.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Bay City Brownfield Redevelopment Authority

Property Name: Bukowski Property/Day Escape Salon

Property Address: 1311 S. Farragut Street

City: Bay City

County: Bay

Brownfield Plan Name: Proposed Bukowski Property "Day Escape"

Current ownership: Greg and Judy Bukowski

Proposed future ownership: Greg and Judy Bukowski

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Auto body parts manufacturing

Current use of property: Vacant

Media contaminated: Soil

Contaminants: Organics, metals

Existing zoning: C-2 General Business

Proposed future zoning: C-2 General Business

Proposed development: Beauty salon and day spa

Description of eligible activities: BEA, due care

Approved activity cost through 2004: \$8,075.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$709.00	\$2,125.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Cadillac Brownfield Redevelopment Authority

Property Name: Brasseur Property

Property Address: 314 S. Mitchell Street

City: Cadillac

County: Wexford

Brownfield Plan Name: City of Cadillac Brownfield Redevelopment Authority Plan

Current ownership: City of Cadillac

Proposed future ownership: Unknown

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Gas stations

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: Organics

Existing zoning: B-3 General Business

Proposed future zoning: B-3 General Business

Proposed development: Office/retail development

Description of eligible activities: Demolition, waste removal

Approved activity cost through 2004: \$42,561.80

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$70.00	\$210.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Caro Brownfield Redevelopment Authority

Property Name: Village of Caro

Property Address: 604 S. State Street

City: Caro

County: Tuscola

Brownfield Plan Name: Village of Caro Brownfield Redevelopment Authority

Current ownership: Village of Caro

Proposed future ownership: Unknown

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Gas station

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: Organics, metals

Existing zoning: Commercial

Proposed future zoning: Commercial

Proposed development: Unknown

Description of eligible activities: UST/Soil removal, demolition

Approved activity cost through 2004: \$53,792.50

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$901.00	\$2,697.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Cheboygan Brownfield Redevelopment Authority

Property Name: Mariner Village

Property Address: Main and Pine Streets (4 parcels)

City: Cheboygan

County: Cheboygan

Brownfield Plan Name: Mariner Village Redevelopment Project

Current ownership: J&D Investments of Cheboygan, LLC

Proposed future ownership: J&D Investments of Cheboygan, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Lumber mill, foundry/mach shop, blacksmith, gas station/auto repair, various comm/res.

Current use of property: Bank, restaurant, vacant

Media contaminated: Soil, groundwater

Contaminants: Metals, VOCs, SVOCs

Existing zoning: B-3 General Business

Proposed future zoning: B-3 General Business

Proposed development: Dry stack boat storage/marina & maintenance, restaurant, retail

Description of eligible activities: Site investigation, removal/disposal contaminated dredge spoils

Approved activity cost through 2004: \$97,158.00

School Tax Capture

School tax capture will begin after 2004

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Dearborn Brownfield Redevelopment Authority

Property Name: West Village Commons

Property Address: Tenny and Mason Streets (Parcel B)

City: Dearborn

County: Wayne

Brownfield Plan Name: West Village Commons

Current ownership: City of Dearborn

Proposed future ownership: Burton-Katzman Company

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Railroad operations, coal/fuel storage, residential, various commercial, municipal parking

Current use of property: Vacant

Media contaminated: Soil

Contaminants: Lead, benzo(a)pyrene

Existing zoning: Residential

Proposed future zoning: Residential

Proposed development: 52 townhouse condominiums

Description of eligible activities: Remove/dispose soil hotspots, sampling

Approved activity cost through 2004: \$75,000.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$11,245.00	\$33,735.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Dearborn Heights Brownfield Redevelopment Authority

Property Name: EZ Mini Storage Project

Property Address: Ann Arbor Trail

City: Dearborn Heights

County: Wayne

Brownfield Plan Name: Nolan Realty Investments, LLC, EZ Mini Storage Project

Current ownership: Nolan Realty Investments, LLC

Proposed future ownership: Nolan Realty Investments, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Landfill (1920s-40s), school property (ball fields/concession)

Current use of property: Vacant

Media contaminated: Soil

Contaminants: Fill material (brick, metal, asphalt, glass, wood), metals

Existing zoning: M-1 Light industrial (re-zoned from R1B single family residential for this project)

Proposed future zoning: M-1 Light industrial

Proposed development: Commercial mini-storage facility

Description of eligible activities: Transportation/disposal of excavated landfill waste

Approved activity cost through 2004: \$130,357.68

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$5,400.00	\$16,102.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Detroit Brownfield Redevelopment Authority

Property Name: Auto Body One Project

Property Address: 1375 Michigan Avenue & 1301 Leverette

City: Detroit

County: Wayne

Brownfield Plan Name: Auto Body One Project

Current ownership: AGJ Enterprises, L.L.C.

Proposed future ownership: AGJ Enterprises, L.L.C.

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Service station, fueling activities, printing shop, various commercial

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: VOCs, PAHs, metals

Existing zoning: Commercial

Proposed future zoning: Commercial

Proposed development: Used car sales and repair

Description of eligible activities: Hoist removal/abandonment; trench/pit/building interior cleaning & sealing; floor sealing

Approved activity cost through 2004: \$106,375.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$1,851.00	\$5,554.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Detroit Brownfield Redevelopment Authority

Property Name: Family Dollar Stores of Michigan

Property Address: 6365-6389 W. Vernor (5 parcels)

City: Detroit

County: Wayne

Brownfield Plan Name: Family Dollar Stores - W. Vernor

Current ownership: Richard R. Sorel and Lorraine Sorel

Proposed future ownership: Family Dollar Stores of Michigan, Inc.

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Automobile service station, junkyard, residential

Current use of property: Vacant

Media contaminated: Soil

Contaminants: SVOCs, metals

Existing zoning: B-4 General Business

Proposed future zoning: B-4 General Business

Proposed development: Family Dollar retail store

Description of eligible activities: Soil removal/disposal

Approved activity cost through 2004: \$50,234.00

School Tax Capture

School tax capture will begin after 2004

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Detroit Brownfield Redevelopment Authority

Property Name: Forest Park Redevelopment

Property Address: Warren & Russell

City: Detroit

County: Wayne

Brownfield Plan Name: Federal Reserve Bank of Chicago Detroit Branch, Proposed Forest Park Site

Current ownership: City of Detroit

Proposed future ownership: Detroit Branch of the Federal Reserve Bank of Chicago

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Furniture mfg, lumber yard, chemical warehouse, fuel storage, drum/paint can repair, resident.

Current use of property: Parking lot and vacant

Media contaminated: Soil, groundwater

Contaminants: Metals, PAHs, VOCs, PCBs, cyanide

Existing zoning: Planned Development

Proposed future zoning: Planned Development

Proposed development: Federal Reserve Bank facility consisting of three structures and 260,000 sq.ft.

Description of eligible activities: BEA, due care plan, fencing, air monitoring, soil removal, possible USTs removal

Approved activity cost through 2004: \$1,144,000.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$10,194.00	\$30,580.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Detroit Brownfield Redevelopment Authority

Property Name: North Side of Mack and Alter - Spec Site

Property Address: Mack and Alter (13 parcels)

City: Detroit

County: Wayne

Brownfield Plan Name: Northwest Side of Mack and Alter

Current ownership: City of Detroit, Eastside Land Inc., and various private

Proposed future ownership: The Curis Group

Delinquent taxes, interest, and penalties: \$324.51

Historical use of property: Residential and various commercial

Current use of property: Vacant

Media contaminated: Soil

Contaminants: Metals

Existing zoning: B-4 General Business District and R-2 Two Family Residential

Proposed future zoning: B-4 General Business District

Proposed development: Retail center

Description of eligible activities: Phase I & II ESA, BEA, due care analysis

Approved activity cost through 2004: \$56,500.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$1,444.00	\$4,331.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Detroit Brownfield Redevelopment Authority

Property Name: Seven Mile and Gratiot Retail Development

Property Address: Seven Mile and Maddelein Avenue

City: Detroit

County: Wayne

Brownfield Plan Name: Seven Mile Road and Gratiot Avenue Retail Development

Current ownership: Various private

Proposed future ownership: 7-Maddelein, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Gas station, auto repair/salvage yard, Outreach center, commercial/retail

Current use of property: Faith Christian Outreach Center, auto repair/salvage yard

Media contaminated: Soil

Contaminants: Lead, abandoned tanks

Existing zoning: B-3 Shopping District

Proposed future zoning: PD Planned Development

Proposed development: Commercial/retail strip mall, Faith Christian Outreach Center

Description of eligible activities: Phase II ESA, BEA, HASP, due care plan, soil removal

Approved activity cost through 2004: \$167,215.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$2,931.00	\$8,794.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Detroit Brownfield Redevelopment Authority

Property Name: Sparetime Family Entertainment Center

Property Address: St. Jean and East Jefferson (104 parcels)

City: Detroit

County: Wayne

Brownfield Plan Name: Sparetime Family Entertainment Center Project

Current ownership: City of Detroit

Proposed future ownership: Sparetime Entertainment, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Various commercial/residential, tool/die shop, dry cleaners

Current use of property: Vacant

Media contaminated: Soil

Contaminants: Metals, SVOCs

Existing zoning: M4 Intensive Industrial District

Proposed future zoning: M4 Intensive Industrial District

Proposed development: 80,000 sq. ft. mixed use entertainment facility

Description of eligible activities: HASP, Phase II ESA, BEA, Due Care Plan, soil removal/disposal

Approved activity cost through 2004: \$111,892.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$7,096.00	\$2,365.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Detroit Brownfield Redevelopment Authority

Property Name: Woodward Millennium Limited Partnership

Property Address: 3670 and 3680 Woodward Avenue

City: Detroit

County: Wayne

Brownfield Plan Name: 3600 Woodward

Current ownership: Woodward Millennium Limited Partnership

Proposed future ownership: Various

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Auto repair/painting, bank, parking lot

Current use of property: Vacant

Media contaminated: Soil

Contaminants: Metals, PAHs, unstable fill

Existing zoning: PD (Planned Development)

Proposed future zoning: PD (Planned Development)

Proposed development: Residential/retail/commercial with parking structure

Description of eligible activities: Soil borings, soil/groundwater sampling, test pit excavations, due care plan, unstable fill removal/disposal, caisson drilling/spoils disposal, BEAs

Approved activity cost through 2004: \$1,175,000.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$4,116.00	\$12,348.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Dundee Brownfield Redevelopment Authority

Property Name: Barger/Mercer Project

Property Address: 16085 Tecumseh Road

City: Dundee

County: Monroe

Brownfield Plan Name: Site No. 1 Barger/Mercer Project

Current ownership: Earnest C. Waterstradt Trust

Proposed future ownership: Stephen M. Barger and Kirk N. Mercer

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Gas/auto repair station

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: Organics, lead

Existing zoning: B-2 General business

Proposed future zoning: B-2 General business

Proposed development: Auto/truck travel center with fuel and convenience store

Description of eligible activities: Phase I & II ESA, BEA, soil removal, site cover, groundwater disposal, demolition

Approved activity cost through 2004: \$344,216.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$11,778.00	\$35,334.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Dundee Brownfield Redevelopment Authority

Property Name: Former 16085 Tecumseh Road

Property Address: Southwest Corner of M-50 and U.S. 23

City: Dundee

County: Monroe

Brownfield Plan Name: Former 16085 Tecumseh Road (Portion of Former Waterstradt Property)

Current ownership: Merger, LLC

Proposed future ownership: H & J Beef Co./C.E.D. Co.

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Agriculture, gas station/truck stop, auto repair

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: VOCs, lead

Existing zoning: B-4 Interchange Business District

Proposed future zoning: B-4 Interchange Business District

Proposed development: Arby's Restaurant, strip mall

Description of eligible activities: Phase I & II ESA, BEA, due care plan, soil & groundwater removal/disposal, liner for utility trenches & beneath building

Approved activity cost through 2004: \$140,032.00

School Tax Capture

School tax capture will begin after 2004

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: East China Township Brownfield Redevelopment Authority

Property Name: Preserve at Boulder Pond

Property Address: West side of South River Road (M-29) north of Puttygut Road

City: East China Township

County: Saint Clair

Brownfield Plan Name: Preserve at Boulder Pond

Current ownership: Hawk's Nest, LLC

Proposed future ownership: Various residential

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: East China Township Dump 1953-69

Current use of property: Vacant

Media contaminated: Soil

Contaminants: Metals, 20,000 cubic yards waste fill

Existing zoning: Residential

Proposed future zoning: Residential

Proposed development: Residential condominiums and homes

Description of eligible activities: Due care plan, soil/fill removal, disposal and backfill

Approved activity cost through 2004: \$617,289.01

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$31,543.00	\$0.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Farmington Hills Brownfield Redevelopment Authority

Property Name: 11 Pines Site

Property Address: 11 Mile and Halsted Roads

City: Farmington Hills

County: Oakland

Brownfield Plan Name: Brownfield Plan Zone 1 - 11 Pines / San Marino

Current ownership: City of Farmington Hills

Proposed future ownership: City of Farmington Hills and unidentified private developers

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Peat mining, landfill

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: Fill material, methane

Existing zoning: RA-1 and RA-2 Residential

Proposed future zoning: Special planning area

Proposed development: Golf course, research/light industrial, single family residential

Description of eligible activities: Investigate extent of fill, monitor wells, construct landfill cap, methane control, long term monitoring

Approved activity cost through 2004: \$2,440,636.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$94,188.00	\$231,967.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Ferndale Brownfield Redevelopment Authority

Property Name: 181 and 227 West Marshall Avenue

Property Address: 181 and 227 West Marshall Avenue

City: Ferndale

County: Oakland

Brownfield Plan Name: Ferndale E-Z Mini Storage Project

Current ownership: Fred Silber

Proposed future ownership: Nolan Bros. of Texas, Inc.

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Storage, car products manufacturing, light industrial

Current use of property: Storage and light manufacturing

Media contaminated: Soil

Contaminants: TCE, DCE, Petroleum

Existing zoning: Light Industrial/Commercial

Proposed future zoning: Commercial/Special Use

Proposed development: Indoor and outdoor accessible storage building

Description of eligible activities: BEA, engineering, soil removal/disposal, sampling

Approved activity cost through 2004: \$418,232.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$9,813.00	\$29,439.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Grand Haven Brownfield Redevelopment Authority

Property Name: Northend Redevelopment (Grandwater Project)

Property Address: 6th Street and Adams Street

City: Grand Haven

County: Ottawa

Brownfield Plan Name: Grandwater Project

Current ownership: Grand Haven Economic Development Corporation

Proposed future ownership: Unknown developers

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Varied residential, commercial, industrial

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: VOCs, metals

Existing zoning: B-3 General Business, RM-2 Multiple Family Residential, WF Waterfront

Proposed future zoning: PD Planned Development

Proposed development: Multi-family housing, commercial

Description of eligible activities: Denied

Approved activity cost through 2004: \$0.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Grand Rapids Brownfield Redevelopment Authority

Property Name: Johnston Coca-Cola Bottling Group, Inc.

Property Address: 1440 Butterworth Avenue, S.W.

City: Grand Rapids

County: Kent

Brownfield Plan Name: City of Grand Rapids Brownfield Plan

Current ownership: Johnston Coca-Cola Bottling Group, Inc.

Proposed future ownership: Johnston Coca-Cola Bottling Group, Inc.

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Bulk petroleum terminal

Current use of property: Soft drink production

Media contaminated: Soil, groundwater

Contaminants: VOCs, PAHs

Existing zoning: Unknown

Proposed future zoning: Unknown

Proposed development: Expand existing facilities

Description of eligible activities: Demolition, asbestos/UST/soil removal, soil and groundwater sampling

Approved activity cost through 2004: \$1,344,600.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$70,984.00	\$167,052.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Grand Traverse County Brownfield Redevelopment Authority

Property Name: Bridgestone/Firestone Facility

Property Address: 251 East Front Street

City: Traverse City

County: Grand Traverse

Brownfield Plan Name: Former Bridgestone/Firestone Facility

Current ownership: Grand Traverse Band of Ottawa and Chippewa Indians

Proposed future ownership: Northporte Development, Inc.

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Rubber vulcanizing, gas station, bakery warehouse, tire/auto repair

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: Aesthetic impact from waste oil UST

Existing zoning: Commercial C-4B

Proposed future zoning: Commercial C-4B

Proposed development: Five-story mixed commercial/residential

Description of eligible activities: Phase I & II ESA, BEA, asbestos survey/sampling, soil removal/disposal, due care

Approved activity cost through 2004: \$131,899.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$20,773.00	\$62,319.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Grand Traverse County Brownfield Redevelopment Authority

Property Name: Copper Ridge - West

Property Address: Silver Lake Road and Barnes Road

City: Traverse City

County: Grand Traverse

Brownfield Plan Name: Copper Ridge - West

Current ownership: Copper Ridge, LLC

Proposed future ownership: Copper Ridge, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Vacant woodland, orchards

Current use of property: County road commission operations, residential

Media contaminated: Soil, groundwater

Contaminants: Lead, chloride

Existing zoning: Agricultural and Residential

Proposed future zoning: Planning Unit Development

Proposed development: Mixed use development - office/retail/residential

Description of eligible activities: Phase I & II ESA, BEAs, due care compliance analysis, contaminant (drums, containers, etc) removal assoc. w/ site grading

Approved activity cost through 2004: \$225,621.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$141,797.00	\$425,390.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Grand Traverse County Brownfield Redevelopment Authority

Property Name: CSXT/Boardman Lake Parcel

Property Address: West side of Boardman Lake between 12th and 16th Sts., Lots 5, 6, and Part of Lot 8

City: Traverse City

County: Grand Traverse

Brownfield Plan Name: CSXT/Boardman Lake Parcel

Current ownership: CSX Transportation

Proposed future ownership: Boardman Banks, Inc.

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Railroad

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: VOCs, metals

Existing zoning: R-29 Multiple Family Residential

Proposed future zoning: Unknown

Proposed development: Restaurants, shops, condominiums

Description of eligible activities: Phase I & II ESA, BEAs, 7a compliance analyses

Approved activity cost through 2004: \$280,565.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$2,013.00	\$6,039.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Grand Traverse County Brownfield Redevelopment Authority

Property Name: Grand Traverse Commons

Property Address: West 11th Street

City: Traverse City

County: Grand Traverse

Brownfield Plan Name: Grand Traverse Commons

Current ownership: The Minervini Group, LLC

Proposed future ownership: The Minervini Group, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Traverse City Regional Psychiatric Hospital (1885-1989)

Current use of property: Vacant

Media contaminated: Soil

Contaminants: Metals, abandoned containers

Existing zoning: Mixed Use/C1

Proposed future zoning: Mixed Use/C1

Proposed development: Mixed used residential and commercial

Description of eligible activities: Site investigation, BEA, due care analysis, activities needed to address abandoned containers & source areas

Approved activity cost through 2004: \$138,050.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$69.00	\$208.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Grand Traverse County Brownfield Redevelopment Authority

Property Name: Harbour View Centre

Property Address: 321, 325, & 333 Grandview Parkway

City: Traverse City

County: Grand Traverse

Brownfield Plan Name: 321, 325, 329 and 333 Grandview Parkway Properties

Current ownership: Stover Associates and Karl & Sandra Hampel

Proposed future ownership: Stover Associates

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Railroad spur, blacksmith shop, architectural firm

Current use of property: Monument sales, environmental consulting

Media contaminated: Soil, groundwater

Contaminants: Organics, metals

Existing zoning: Unknown

Proposed future zoning: Unknown

Proposed development: Planned Unit Development for mixed use

Description of eligible activities: Phase I & II ESA, BEA, due care, soil removal & disposal, demolition, fencing

Approved activity cost through 2004: \$223,840.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$77,684.00	\$233,052.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Grand Traverse County Brownfield Redevelopment Authority

Property Name: Kirby Development/Boot Lake Dump

Property Address: 3820 Cass Road

City: Garfield Township

County: Grand Traverse

Brownfield Plan Name: Kirby Development (former Boot Lake Dump)

Current ownership: J & A Properties, LLC (purchased 9/97)

Proposed future ownership: J & A Properties, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Unlicensed city landfill, golf course, lumber yard

Current use of property: Warehouse/office space

Media contaminated: Soil, groundwater

Contaminants: Fill, metals

Existing zoning: M1 (Industrial District)

Proposed future zoning: M1 (Industrial District)

Proposed development: 75,366 sq ft expansion of warehouse, retail, & office

Description of eligible activities: HASP, due care work plan, geotechnical investigation

Approved activity cost through 2004: \$52,329.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$14,202.00	\$42,604.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Grand Traverse County Brownfield Redevelopment Authority

Property Name: Melling Tool

Property Address: Woodmere Ave. and Premier Street

City: Traverse City

County: Grand Traverse

Brownfield Plan Name: Melling Tool Property

Current ownership: Melling Tool

Proposed future ownership: Northporte Development, Inc.

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Salvage yard, snow deposition by city

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: Cyanide, metals, VOCs

Existing zoning: 1R-M Multifamily residential

Proposed future zoning: Planned Unit Development

Proposed development: Condominium-style multifamily housing or Juvenile Detention Center

Description of eligible activities: Phase I & II ESA, BEA, due care plan & exposure mitigation

Approved activity cost through 2004: \$94,000.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$2,729.00	\$8,186.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Grand Traverse County Brownfield Redevelopment Authority

Property Name: North Royal Drive (Van Wagoner Property)

Property Address: North Royal Drive

City: Traverse City

County: Grand Traverse

Brownfield Plan Name: North Royal Drive Parcel #315-007-010 Property

Current ownership: Dr. James P. Van Wagoner

Proposed future ownership: Van Wagoner-Goble, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Salvage

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: Metals, PCBs, organics

Existing zoning: Commercial (C101)

Proposed future zoning: Commercial (C101)

Proposed development: Medical office complex

Description of eligible activities: BEA, site investigation, Due care report

Approved activity cost through 2004: \$66,850.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$6,016.00	\$17,933.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Grand Traverse County Brownfield Redevelopment Authority

Property Name: Park Street Redevelopment

Property Address: Park and Front Streets

City: Traverse City

County: Grand Traverse

Brownfield Plan Name: Park Street Redevelopment Area

Current ownership: Radio Centre of Traverse City and the City of Traverse City

Proposed future ownership: Radio Centre of Traverse City and the City of Traverse City

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Residential, gas stations, auto repair, junkyard, auto sales

Current use of property: Vacant, radio station, parking lot

Media contaminated: Soil, groundwater

Contaminants: Metals, VOCs, PAHs

Existing zoning: C-4 Commercial

Proposed future zoning: C-4 Commercial

Proposed development: Office, retail, parking structure

Description of eligible activities: Phase II ESA, 7a compliance analysis/due care plan, soil removal

Approved activity cost through 2004: \$187,607.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$2,113.00	\$6,341.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Grand Traverse County Brownfield Redevelopment Authority

Property Name: River's Edge Development

Property Address: 129 Lake Street & 303 E. Eighth Street

City: Traverse City

County: Grand Traverse

Brownfield Plan Name: Former Traverse City Iron Works Property (Amended Brownfield Plan #3 River's Edge)

Current ownership: River's Edge Development

Proposed future ownership: River's Edge Development

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Foundry, machinery manufacturing

Current use of property: Vacant, warehouse, commercial/residential development

Media contaminated: Soil

Contaminants: Metals, core/mold sand & slag fill

Existing zoning: D-1 Mixed Use Development Zone

Proposed future zoning: D-1 Mixed Use Development Zone

Proposed development: Mixed-use commercial, office, retail and residential

Description of eligible activities: Due care activities, soil/fill removal and disposal, demolition, soil borings, sampling/analytical, geotechnical borings

Approved activity cost through 2004: \$302,292.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$28,901.00	\$86,702.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Grand Traverse County Brownfield Redevelopment Authority

Property Name: T.C. Cast Products

Property Address: 2455 Aero Park Drive

City: Traverse City

County: Grand Traverse

Brownfield Plan Name: T.C. Cast Products (formerly Gray Iron Works)

Current ownership: Allied Capital

Proposed future ownership: Traverse Development Group

Delinquent taxes, interest, and penalties: \$107,672.78

Historical use of property: Iron foundry

Current use of property: Vacant

Media contaminated: Soil

Contaminants: PAHs, metals, core/mold sand, drums, uncharacterized wastes

Existing zoning: Industrial

Proposed future zoning: Industrial (and proposed mixed-use)

Proposed development: Unknown, but will sub-divide into smaller useable parcels

Description of eligible activities: BEA, due care plan/HASP, asbestos survey, waste characterization/disposal

Approved activity cost through 2004: \$63,920.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$1,368.00	\$4,104.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Grand Traverse County Brownfield Redevelopment Authority

Property Name: Traverse City Place

Property Address: Front Street, Grandview Parkway, Garland, & Hall Street (16 parcels)

City: Traverse City

County: Grand Traverse

Brownfield Plan Name: Redevelopment and Reuse of Properties on Front Street and Grandview Parkway

Current ownership: City of Traverse City (4 parcels) and various private

Proposed future ownership: Traverse City Place LLC

Delinquent taxes, interest, and penalties: \$11,908.50

Historical use of property: Automobile dealership, dry cleaners, gas station, bulk fuel storage

Current use of property: Vacant, parking, various commercial

Media contaminated: Soil, groundwater

Contaminants: VOCs, metals

Existing zoning: Commercial

Proposed future zoning: Commercial

Proposed development: Mixed use commercial/residential

Description of eligible activities: Phase I ESA

Approved activity cost through 2004: \$91,353.13

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$45.00	\$133.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Gratiot County Brownfield Redevelopment Authority

Property Name: Former Pine River Auto Sales

Property Address: 106 N. Main & 101 E. Washington Streets

City: St. Louis

County: Gratiot

Brownfield Plan Name: Dixon Investments, 101 East Washington & 106 North Main Streets

Current ownership: Dixon Investments

Proposed future ownership: Dixon Investments

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Gas station, auto sales, residential, commercial

Current use of property: Vacant

Media contaminated: Soil

Contaminants: VOCs, free product

Existing zoning: C-1 Central Business

Proposed future zoning: C-1 Central Business

Proposed development: Commercial car wash

Description of eligible activities: HASP, free product investigation & recovery

Approved activity cost through 2004: \$50,000.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$1,072.00	\$3,215.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Grosse Ile Brownfield Redevelopment Authority

Property Name: Grosse Ile Airport/Grosse Ile Airport Industrial Park

Property Address: Southern tip of Grosse Ile

City: Grosse Ile

County: Wayne

Brownfield Plan Name: Grosse Ile Airport/Grosse Ile Airport Industrial Park

Current ownership: Grosse Ile Township

Proposed future ownership: Grosse Ile Township

Delinquent taxes, interest, and penalties: \$5,274.29

Historical use of property: U.S. Navy Air Station, public airport, various commercial/industrial businesses

Current use of property: Public airport, various commercial/industrial businesses

Media contaminated: Soil, groundwater

Contaminants: Asbestos, organics

Existing zoning: A-1 Airport District

Proposed future zoning: A-1 Airport District

Proposed development: Public airport, various commercial/industrial businesses

Description of eligible activities: BEA, Phase II ESA, interior demolition, asbestos/lead paint abatement, facility assessment, remedial investigation, demolition

Approved activity cost through 2004: \$525,200.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$20,591.00	\$41,493.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Howell Brownfield Redevelopment Authority

Property Name: Victoria Station Redevelopment Project

Property Address: 202 N. Michigan Avenue

City: Howell

County: Livingston

Brownfield Plan Name: Victoria Station Redevelopment Project

Current ownership: Todd Lekander

Proposed future ownership: Victoria Station, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Bank, gas station

Current use of property: Gas station/service garage/convenience store

Media contaminated: Soil, groundwater

Contaminants: VOCs, lead, free product

Existing zoning: CBD-Central Business District, B-2 General Business, P-1 Vehicular Parking

Proposed future zoning: CBD-Central Business District, B-2 General Business

Proposed development: Commercial/condominium development with sub grade parking

Description of eligible activities: HASP, Phase I ESA, BEA, due care plan, Phase II site investigation

Approved activity cost through 2004: \$123,434.00

School Tax Capture

School tax capture will begin after 2004

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Ionia Brownfield Redevelopment Authority

Property Name: Gencorp Site Property

Property Address: 715 West Main Street

City: Ionia

County: Ionia

Brownfield Plan Name: City of Ionia Brownfield Redevelopment Authority Brownfield Plan

Current ownership: City of Ionia and two local businesses

Proposed future ownership: American Bumper, City of Ionia, commercial businesses

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Auto parts manufacturing, furniture factory, lumber yard

Current use of property: Vacant, commercial

Media contaminated: Soil, groundwater

Contaminants: Metals, organics

Existing zoning: General industrial

Proposed future zoning: General industrial

Proposed development: Manufacturing, commercial uses, green space

Description of eligible activities: Due care plan, Phase I ESA, BEA

Approved activity cost through 2004: \$24,800.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$19,461.00	\$26,953.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Jackson Brownfield Redevelopment Authority

Property Name: Consumers Energy Headquarters Project

Property Address: Downtown Area (21 parcels)

City: Jackson

County: Jackson

Brownfield Plan Name: Redevelopment Site No. 4

Current ownership: Various public and private

Proposed future ownership: City of Jackson

Delinquent taxes, interest, and penalties: \$880.44

Historical use of property: Auto repair, gas stations, machine shops, battery manufacturing, post office, roads/alleys

Current use of property: Parking facilities

Media contaminated: Soil, groundwater

Contaminants: Free product, metals, VOCs, SVOCs

Existing zoning: C3-Commercial

Proposed future zoning: C3-Commercial

Proposed development: Consumers Energy Headquarters Campus & parking facilities; public park/pavilion/parking

Description of eligible activities: BEA, due care analysis, HASP, soil removal/disposal/relocation

Approved activity cost through 2004: \$1,680,000.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$18,732.00	\$55,977.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Kalamazoo Brownfield Redevelopment Authority

Property Name: One Way Products

Property Address: 514 East Ransom Street

City: Kalamazoo

County: Kalamazoo

Brownfield Plan Name: Brownfield Plan, Fifth Amendment

Current ownership: Joseph M. Hendriksen and Betty J. Hendriksen, LLC

Proposed future ownership: Joseph M. Hendriksen and Betty J. Hendriksen, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Railroad turntable/roundhouse, residential, commercial, coal storage, parking lot, junkyard

Current use of property: Vacant

Media contaminated: Soil

Contaminants: Arsenic, PAHs

Existing zoning: 2-Light Manufacturing

Proposed future zoning: 2-Light Manufacturing

Proposed development: 20,000 sq. ft. expansion of One Way Products & a classic car business

Description of eligible activities: Soil removal/disposal & backfill, seeded topsoil (4")

Approved activity cost through 2004: \$17,853.75

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$1,720.00	\$5,161.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Kalamazoo Brownfield Redevelopment Authority

Property Name: Speareflex Block

Property Address: 205 and 261 E. Kalamazoo Ave.

City: Kalamazoo

County: Kalamazoo

Brownfield Plan Name: Speareflex Block

Current ownership: Kalamazoo Brownfield Redevelopment Authority & Shakespeare, LLC

Proposed future ownership: Shakespeare, LLC & Speareflex, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Plating, manufacture of auto parts, paper boxes, fishing reels

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: Solvents, metals, PCBs, lead paint, asbestos

Existing zoning: Downtown Business

Proposed future zoning: Downtown Business

Proposed development: High-end office space, restaurant, and/or retail

Description of eligible activities: Phase I ESA, BEA, due care plan

Approved activity cost through 2004: \$15,000.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$3,900.00	\$11,700.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Lake Charter Township Brownfield Redevelopment Authority

Property Name: Former Hoover-Ugine Facility

Property Address: 3835 Lemon Creek Road

City: Bridgman

County: Berrien

Brownfield Plan Name: Former Hoover-Ugine Facility

Current ownership: LECO Corporation

Proposed future ownership: South Shore Power, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Agriculture, scrap metal/steel wire manufacturing

Current use of property: Vacant

Media contaminated: Soil

Contaminants: Metals, SVOCs

Existing zoning: Industrial

Proposed future zoning: Industrial

Proposed development: 500 megawatt electric generating facility

Description of eligible activities: Phase II ESA, BEA, due care analysis, well abandonment

Approved activity cost through 2004: \$242,207.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$226,950.00	\$316,822.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Lansing Brownfield Redevelopment Authority

Property Name: Former Boys Training School Site

Property Address: East Saginaw Street

City: Lansing

County: Ingham

Brownfield Plan Name: Brownfield Plan #5C - BTS Property Amendment 1

Current ownership: City of Lansing

Proposed future ownership: Burton-Katzman Development Co.

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: State juvenile detention center

Current use of property: Vacant

Media contaminated: Soil

Contaminants: VOCs, SVOCs, metals, fill

Existing zoning: D-1 (Professional Office)

Proposed future zoning: B-Residential Single Family

Proposed development: 180 unit residential development

Description of eligible activities: Arsenic contaminated soil/fill removal/disposal/sampling, design/install geosynthetic liner for detention basin in petroleum contaminated area

Approved activity cost through 2004: \$630,442.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$2,340.00	\$0.00

***Brownfield Redevelopment Financing Act Report
2004***

Plan Submitted by: Lincoln Charter Township Brownfield Redevelopment Authority

Property Name: LECO Facility/Red Arrow Highway

Property Address: St. Joseph Avenue & Red Arrow Highway (6 parcels)

City: Lincoln Charter Twp.

County: Berrien

Brownfield Plan Name: Red Arrow Highway/St. Joseph Avenue Site

Current ownership: LECO Corporation

Proposed future ownership: Genus Holdings, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Metal die casting

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: VOCs, metals, PCBs

Existing zoning: Commercial

Proposed future zoning: Commercial

Proposed development: 57,573 sq. ft. commercial strip mall

Description of eligible activities: Hazardous/non-hazardous soil removal & disposal, sampling & analysis

Approved activity cost through 2004: \$1,600,441.17

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$9,758.00	\$29,275.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Ludington Brownfield Redevelopment Authority

Property Name: CSX Depot Property

Property Address: 705 South Madison Street

City: Ludington

County: Mason

Brownfield Plan Name: CSX Depot Property

Current ownership: CSX Transportation Company

Proposed future ownership: Whitehall Industries

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Railroad depot/service

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: PAHs, metals

Existing zoning: M-1 Warehouse and Light Industry

Proposed future zoning: M-1 Warehouse and Light Industry

Proposed development: 45,000 sq. ft. expansion of Whitehall Industries

Description of eligible activities: BEA, due care sampling/plan

Approved activity cost through 2004: \$28,291.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$3,540.00	\$10,620.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Milford Brownfield Redevelopment Authority

Property Name: 115 East Liberty Street (Fifth Third Bank)

Property Address: 115 East Liberty Street

City: Milford

County: Oakland

Brownfield Plan Name: 115 East Liberty Street

Current ownership: John Renolds (Marjon Enterprises)

Proposed future ownership: Fifth Third Bank

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Residential, livery, gas station, auto repair/sales

Current use of property: Tire service center

Media contaminated: Soil, groundwater

Contaminants: Petroleum hydrocarbons

Existing zoning: B-2 Community Business District

Proposed future zoning: B-2 Community Business District

Proposed development: Fifth Third Bank branch

Description of eligible activities: Soil excavation/disposal

Approved activity cost through 2004: \$10,350.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$5,541.00	\$16,432.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Monroe Brownfield Redevelopment Authority

Property Name: Site No. 1 - 815 N. Telegraph Road

Property Address: 815 N. Telegraph Road

City: Monroe

County: Monroe

Brownfield Plan Name: Site No. 1 - 815 North Telegraph Road

Current ownership: MPD Petroleum, Inc. of Lansing, Michigan

Proposed future ownership: Sitto Investments, Inc.

Delinquent taxes, interest, and penalties: \$40,826.97

Historical use of property: Gas station

Current use of property: Vacant

Media contaminated: Soil

Contaminants: Organics, abandoned USTs/AST

Existing zoning: C-2 Commercial

Proposed future zoning: C-2 Commercial

Proposed development: Gas station, convenience store & car wash

Description of eligible activities: BEA, due care, tank and contaminated media removal

Approved activity cost through 2004: \$87,000.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$4,033.00	\$12,771.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Monroe Brownfield Redevelopment Authority

Property Name: Site No. 15 - Consolidated Packaging Corporation

Property Address: East Front Street (11 acres - Southwest Corner Fill Area and the South Fill Area)

City: Monroe

County: Monroe

Brownfield Plan Name: Site No. 15 - Consolidated Packaging Corporation (Remediation of 11 acres)

Current ownership: Port of Monroe

Proposed future ownership: Port of Monroe

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Paper mill

Current use of property: Vacant

Media contaminated: Sludge, soil

Contaminants: PCBs

Existing zoning: Industrial

Proposed future zoning: Industrial

Proposed development: Unknown

Description of eligible activities: Access road installation, clearing/grubbing, dewatering, sludge/soil removal/disposal, air monitoring, sampling, backfilling, site restoration

Approved activity cost through 2004: \$1,212,595.00

School Tax Capture

School tax capture will begin after 2004

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Monroe Brownfield Redevelopment Authority

Property Name: Site No. 16 - Monroe Recycling, LLC

Property Address: 12 Port Avenue

City: Monroe

County: Monroe

Brownfield Plan Name: Monroe Recycling, LLC

Current ownership: Port of Monroe

Proposed future ownership: Port of Monroe

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: 1954-68 municipal landfill (adjacent, precise boundary unknown), coal/slag/steel rail/lumber s

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: Metals

Existing zoning: General Industrial

Proposed future zoning: General Industrial

Proposed development: Train engine/truck repair facility and metal recycling

Description of eligible activities: Phase I & II ESA, Category "S" BEA, due care

Approved activity cost through 2004: \$96,485.00

School Tax Capture

School tax capture will begin after 2004

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Monroe Brownfield Redevelopment Authority

Property Name: Site No. 4 - Crosswinds Elm Street Project (Mason Run)

Property Address: 921 East Elm Avenue (Former Northside Consolidated Paper Plant Site)

City: Monroe

County: Monroe

Brownfield Plan Name: Site No. 4 - Crosswinds Elm Street Project (Revised Second Amendment)

Current ownership: City of Monroe

Proposed future ownership: Creative Land Design

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Corrugated box manufacturing

Current use of property: Vacant

Media contaminated: Soil

Contaminants: Metals

Existing zoning: Planned Unit Development

Proposed future zoning: Planned Unit Development

Proposed development: Residential development

Description of eligible activities: Phase II ESA; due care plan; debris fill/soil removal; assess/remove black ash/cinder fill; UST/transformer remediation; verification sampling; well abandonment; foundation demolition/disposal

Approved activity cost through 2004: \$3,674,338.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$50,648.00	\$0.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Monroe Brownfield Redevelopment Authority

Property Name: Site No. 5 - 204 and 214 East Elm Avenue

Property Address: 204 and 214 East Elm Avenue

City: Monroe

County: Monroe

Brownfield Plan Name: Site No. 5 - 204 and 214 East Elm Avenue

Current ownership: KM Properties, LLC

Proposed future ownership: KM Properties, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Gas station

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: Organics

Existing zoning: C-2 General Commercial District

Proposed future zoning: C-2 General Commercial District

Proposed development: Parking area

Description of eligible activities: Contaminated soil and groundwater disposal, asbestos & lead paint survey/abatement, demolition

Approved activity cost through 2004: \$65,250.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$318.00	\$954.00

***Brownfield Redevelopment Financing Act Report
2004***

Plan Submitted by: Monroe Brownfield Redevelopment Authority

Property Name: Site No. 6 - Schonsheck Project

Property Address: 10.30- Acre Northwestern Portion of the Former CPC

City: Monroe

County: Monroe

Brownfield Plan Name: Site No. 6 - Schonsheck Project (former Southside Consolidated Land)

Current ownership: Port of Monroe

Proposed future ownership: Port of Monroe

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Consolidated Packaging Corporation factory; foundry; junkyard

Current use of property: Vacant

Media contaminated: Soil

Contaminants: Organics, PCBs, metals

Existing zoning: I-2 General Industrial

Proposed future zoning: I-2 General Industrial

Proposed development: Multi-purpose building for manufacturing or warehouse space

Description of eligible activities: Subsurface investigation, BEA, due care plan

Approved activity cost through 2004: \$109,135.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$10,620.00	\$33,629.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Monroe Brownfield Redevelopment Authority

Property Name: Site No. 7 - Allensco Development (Former Monroe Co. Hospital)

Property Address: 118 Maple Boulevard

City: Monroe

County: Monroe

Brownfield Plan Name: Site No. 7 - Allensco - Developer

Current ownership: Roger I. and Norma J. Homrich

Proposed future ownership: Allied Environmental Services, dba Allensco

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: County Hospital

Current use of property: Vacant

Media contaminated: Soil, sediments

Contaminants: Organics

Existing zoning: RM Multiple Family Residential

Proposed future zoning: R1C Single Family Residential

Proposed development: 8 Single family dwellings

Description of eligible activities: BEA, due care, UST and soil removal

Approved activity cost through 2004: \$52,850.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$3,806.00	\$0.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Mount Clemens Brownfield Redevelopment Authority

Property Name: Tandem North, LLC (Bell Fork Lift)

Property Address: 45 S. Main Street

City: Mt. Clemens

County: Macomb

Brownfield Plan Name: Tandem North, LLC Project

Current ownership: Tandem North, LLC

Proposed future ownership: Tandem North, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Fork lift service, automobile dealership

Current use of property: Vacant

Media contaminated: Soil

Contaminants: VOCs

Existing zoning: Commercial

Proposed future zoning: Commercial

Proposed development: Office/retail/parking

Description of eligible activities: Soil investigation, due care soil removal

Approved activity cost through 2004: \$22,483.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$5,372.00	\$16,116.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Oakland County Brownfield Redevelopment Authority

Property Name: Former Sanicem Landfill

Property Address: East side of Lapeer Road to Bald Mountain Road to Brown Road

City: Orion Township

County: Oakland

Brownfield Plan Name: Former Sanicem Landfill

Current ownership: Brown Road Group, LLC

Proposed future ownership: Brown Road Group, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Solid waste landfill, undeveloped

Current use of property: Closed landfill, vacant

Media contaminated: Soil, groundwater

Contaminants: VOCs, metals, methane, leachate, fill

Existing zoning: Industrial

Proposed future zoning: Industrial

Proposed development: 300,000 sq. ft. high technology, research and light industrial park

Description of eligible activities: Landfill gas control design, special foundations

Approved activity cost through 2004: \$1,981,300.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$78,030.00	\$234,090.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Oakland County Brownfield Redevelopment Authority

Property Name: Wixom Country Corner, LLC

Property Address: 49350 Pontiac Trail

City: Wixom

County: Oakland

Brownfield Plan Name: Downtown Wixom Development

Current ownership: Wixom Country Corner, LLC

Proposed future ownership: Wixom Country Corner, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Gasoline station, farmer's cooperative

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: VOCs, PAHs, metals

Existing zoning: Village Center Area

Proposed future zoning: Village Center Area

Proposed development: 16,800 sq. ft. multi-tenant shopping facility

Description of eligible activities: Subsurface (due care) investigation, groundwater dewatering, soil removal/disposal, sampling/analysis

Approved activity cost through 2004: \$428,500.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$5,520.00	\$16,561.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Plymouth Township Brownfield Redevelopment Authority

Property Name: LOC Performance Products

Property Address: Haggerty and Plymouth Roads

City: Plymouth Township

County: Wayne

Brownfield Plan Name: LOC Performance Products Site

Current ownership: Unisys Corporation

Proposed future ownership: Haggerty, L.L.C.

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Industrial waste disposal from Burroughs Corp (now Unisys)

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: Metals, VOCs

Existing zoning: Commercial (C-2)

Proposed future zoning: Industrial (IND)

Proposed development: Metal finishing facility

Description of eligible activities: Phase I ESA; sample analysis; BEA; due care compliance analysis; soil vapor sampling; soil/fill removal & disposal

Approved activity cost through 2004: \$746,175.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$44,366.00	\$139,293.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Plymouth Township Brownfield Redevelopment Authority

Property Name: Plymouth Commerce Park

Property Address: Plymouth Road

City: Plymouth Township

County: Wayne

Brownfield Plan Name: Plymouth Commerce Park Brownfield Redevelopment Plan

Current ownership: Plymouth Commerce Park, Inc.

Proposed future ownership: Plymouth Commerce Park, Inc.

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Vacant

Current use of property: Vacant

Media contaminated: Soil

Contaminants: PCBs (due to migration from adjacent property)

Existing zoning: Industrial

Proposed future zoning: Industrial

Proposed development: Industrial Park with 10-15 buildings

Description of eligible activities: Remedial investigation

Approved activity cost through 2004: \$108,601.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$19,368.00	\$77,473.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Pontiac Brownfield Redevelopment Authority

Property Name: USF Holland Trucking Terminal

Property Address: 1280 Joslyn Road

City: Pontiac

County: Oakland

Brownfield Plan Name: City of Pontiac Brownfield Plan

Current ownership: USF Holland

Proposed future ownership: USF Holland

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Trucking terminal

Current use of property: Vacant

Media contaminated: Soil

Contaminants: PCBs, 2,4-Dimethylphenol, asbestos, foundry sand fill

Existing zoning: M-1 Light Industrial

Proposed future zoning: M-1 Light Industrial

Proposed development: Trucking terminal

Description of eligible activities: UST removal, asbestos abatement, drum characterization/disposal, due care plan

Approved activity cost through 2004: \$75,749.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$15,274.00	\$45,823.00

***Brownfield Redevelopment Financing Act Report
2004***

Plan Submitted by: Quincy Brownfield Redevelopment Authority

Property Name: 42 Cole Street

Property Address: 42 Cole Street

City: Quincy

County: Branch

Brownfield Plan Name: Acorn Window Systems Site Project

Current ownership: Speedrack Advantage, LLC

Proposed future ownership: Speedrack Advantage, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Building materials manufacturing

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: VOCs, SVOCs, metals

Existing zoning: Industrial

Proposed future zoning: Industrial

Proposed development: Relocate pallet rack manufacturing operation from West Virginia and Alabama

Description of eligible activities: Remedial investigation

Approved activity cost through 2004: \$33,500.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$18,985.00	\$56,413.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Rochester Hills Brownfield Redevelopment Authority

Property Name: Madison Park Project (Former Cardinal/Veteran's Landfill)

Property Address: Southeast corner of Hamlin Road and Adams Road (8 parcels)

City: Rochester Hills

County: Oakland

Brownfield Plan Name: Former Cardinal/Veteran's Landfill Site

Current ownership: Various public and private

Proposed future ownership: REI Brownstown LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Sanitary landfill (1965-78)

Current use of property: Concrete block storage/crushing, regional detention basin, recreational, vacant

Media contaminated: Soil, groundwater

Contaminants: Metals, VOCs, SVOCs, PCBs, methane

Existing zoning: Not provided

Proposed future zoning: Not provided

Proposed development: 2 million square feet office, research, technology, retail space

Description of eligible activities: Denied

Approved activity cost through 2004: \$0.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Saginaw County Brownfield Redevelopment Authority

Property Name: 200 Block of W. Saginaw Street

Property Address: 245 and 261 W. Saginaw Street

City: Hemlock

County: Saginaw

Brownfield Plan Name: Brownfield Plan No. 4, McDonald's Corp. and Richland Investments, LLC

Current ownership: Allen Schultz and Super-Flite Oil Co.

Proposed future ownership: Richland Investments, LLC

Delinquent taxes, interest, and penalties: \$6,149.92

Historical use of property: Gas station, laundromat, auto service

Current use of property: Vacant and commercial business

Media contaminated: Soil

Contaminants: Organics, abandoned containers

Existing zoning: Commercial

Proposed future zoning: Commercial

Proposed development: Commercial/office space

Description of eligible activities: Phase I & II ESA, BEA

Approved activity cost through 2004: \$27,470.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$1,926.00	\$5,778.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Saginaw County Brownfield Redevelopment Authority

Property Name: Frankenmuth River Place

Property Address: 925 Main Street

City: Frankenmuth

County: Saginaw

Brownfield Plan Name: Frankenmuth River Place

Current ownership: Frankenmuth River Place, L.L.C.

Proposed future ownership: Frankenmuth River Place, L.L.C.

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Brewery, auto repair

Current use of property: Vacant

Media contaminated: Soil

Contaminants: Abandoned containers, lead paint, tank/surface releases, demolition fill

Existing zoning: Commercial, B-2

Proposed future zoning: Commercial, B-2

Proposed development: Shops, theatre, arcade, restaurants, hotel, conference center, river boardwalk

Description of eligible activities: Phase II ESA, monitoring of earth moving activities

Approved activity cost through 2004: \$76,390.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$29,900.00	\$100,100.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Saginaw County Brownfield Redevelopment Authority

Property Name: McDonald's Corporation

Property Address: 104 and 120 W. Saginaw Street

City: Hemlock

County: Saginaw

Brownfield Plan Name: Brownfield Plan Number 4 McDonald's Corporation

Current ownership: JC&J Hohman and M&J Ostrowski

Proposed future ownership: McDonald's Corporation

Delinquent taxes, interest, and penalties: \$4,641.92

Historical use of property: Gas station, auto dealership, hotel

Current use of property: Vacant

Media contaminated: Unknown

Contaminants: Abandoned drums and USTs

Existing zoning: Commercial

Proposed future zoning: Commercial

Proposed development: McDonald's Restaurant

Description of eligible activities: Phase I & II ESA, BEA, UST removal, due care compliance analysis

Approved activity cost through 2004: \$40,667.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$2,090.00	\$6,270.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: South Haven Brownfield Redevelopment Authority

Property Name: Kalamazoo (1421) Street

Property Address: 1313 and 1415 Kalamazoo Street

City: South Haven

County: Van Buren

Brownfield Plan Name: Wyckoff Chemical Property

Current ownership: Wyckoff Chemical Company, Inc.

Proposed future ownership: Wyckoff Chemical Company, Inc.

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Metal stamping, plating, finishing, aluminum & zinc die casting

Current use of property: Vacant, storage/warehousing

Media contaminated: Soil

Contaminants: TCE, metals, PAHs

Existing zoning: I-2 General Industrial

Proposed future zoning: I-2 General Industrial

Proposed development: Chemical plant expansion

Description of eligible activities: Due care analysis, asbestos & lead paint abatement, wastewater tank sampling/removal, site investigation, demolition

Approved activity cost through 2004: \$477,861.10

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$71,044.00	\$208,768.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: South Haven Brownfield Redevelopment Authority

Property Name: Karl Schmidt Unisia Plant #6

Property Address: 220 Aylworh Avenue

City: South Haven

County: Van Buren

Brownfield Plan Name: Brownfield Plan for the City of South Haven

Current ownership: Karl Schmidt Unisia

Proposed future ownership: South Haven Redevelopment

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Foundry

Current use of property: Vacant

Media contaminated: Soil, sediments

Contaminants: Metals, PCBs, organics

Existing zoning: I-1 light industrial

Proposed future zoning: I-1 light industrial

Proposed development: Industrial, office and research & development complex

Description of eligible activities: Remedial investigation, BEA

Approved activity cost through 2004: \$61,805.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$78,877.00	\$231,852.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Southfield Brownfield Redevelopment Authority

Property Name: Lear Corporation World Headquarters Redevelopment

Property Address: 21557 Telegraph Road

City: Southfield

County: Oakland

Brownfield Plan Name: Lear Corporation World Headquarters Redevelopment

Current ownership: Lear Corporation and Rozmor Land Co.

Proposed future ownership: Lear Corporation and Rozmor Land Co.

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Machining, auto repair, printing, film processing, various commercial, residential

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: VOCs, SVOCs, metals, PCBs, fill

Existing zoning: I-1 Industrial

Proposed future zoning: I-1 Industrial

Proposed development: Lear Corporation World Headquarters Campus

Description of eligible activities: Work plan, post-BEA information, HASP, site investigation, testing/disposal of construction soil, collect/dispose contaminated groundwater/storm water, seal utility corridors, due care plan revisions

Approved activity cost through 2004: \$215,100.00

School Tax Capture

School tax capture will begin after 2004

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: St. Joseph Brownfield Redevelopment Authority

Property Name: Island Pointe Marina

Property Address: Marina Island

City: St. Joseph

County: Berrien

Brownfield Plan Name: Island Pointe Marina Project

Current ownership: City of St. Joseph

Proposed future ownership: Island Pointe Marina, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Railroad right-of-way, city disposal site for leaves & construction debris

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: Metals, PAHs

Existing zoning: Water Recreation Development

Proposed future zoning: Water Recreation Development

Proposed development: 65-unit housing complex with marina

Description of eligible activities: Remedial investigation

Approved activity cost through 2004: \$4,645.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$16,274.00	\$48,822.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Trenton Brownfield Redevelopment Authority

Property Name: 1251 Fort Street (former Vulcan Mold facility)

Property Address: 1251 Fort Street

City: Trenton

County: Wayne

Brownfield Plan Name: 1251 Fort Street (former Vulcan Mold facility)

Current ownership: Danou Enterprises

Proposed future ownership: Unknown - residential

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Iron foundry

Current use of property: Storage, offices

Media contaminated: Soil, groundwater

Contaminants: Metals, VOCs

Existing zoning: I-3 Industrial and B-3 Commercial

Proposed future zoning: Planned Unit Development

Proposed development: Condominiums, loft apartments, general retail

Description of eligible activities: HASP, site investigation

Approved activity cost through 2004: \$100,000.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$0.00	\$4,339.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Troy Brownfield Redevelopment Authority

Property Name: Former Davis Manufacturing Facility (DM Land LLC)

Property Address: Northeast Corner of Elmwood & Livernois

City: Troy

County: Oakland

Brownfield Plan Name: Former Davis Manufacturing Facility

Current ownership: DM Land LLC

Proposed future ownership: Unknown

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Brass screw machining

Current use of property: Electrical contracting/vacant

Media contaminated: Soil, groundwater

Contaminants: VOCs

Existing zoning: M1-Light Industrial

Proposed future zoning: M1-Light Industrial

Proposed development: Unknown

Description of eligible activities: Site characterization

Approved activity cost through 2004: \$110,000.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$3,000.00	\$9,000.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Utica Brownfield Redevelopment Authority

Property Name: Brownstones of Utica

Property Address: Both sides of Clinton River (west side of Utica)

City: Utica

County: Macomb

Brownfield Plan Name: Brownstones of Utica Redevelopment Area

Current ownership: Utica Group, LLC

Proposed future ownership: Utica Group, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Landfill (1940 to late 1960s)

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: Metals, VOCs, SVOCs, PCBs, cyanide

Existing zoning: Commercial

Proposed future zoning: Commercial

Proposed development: 250 High-density condominiums w/commercial space

Description of eligible activities: Approval of due care investigation/plan, HASP, bid specifications for Phase 1 of the development.

Approved activity cost through 2004: \$264,500.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$79,141.00	\$237,422.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Walker Brownfield Redevelopment Authority

Property Name: Grand Rapids Die Casting (former)

Property Address: 2125 Turner N.W.

City: Walker

County: Kent

Brownfield Plan Name: Grand Rapids Die Casting Company Site

Current ownership: Louis Padnos Iron & Metal Co.

Proposed future ownership: Louis Padnos Iron & Metal Co.

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Die casting

Current use of property: Metal recycling operation

Media contaminated: Soil, groundwater

Contaminants: Metals, PAHs, vinyl chloride, PCBs

Existing zoning: Not provided

Proposed future zoning: Not provided

Proposed development: Expansion of metal recycling operation

Description of eligible activities: Engineering control/liner system, site characterization, PCB transformer removal, water well abandonment, due care evaluation, abandoned containers, storm water controls

Approved activity cost through 2004: \$1,207,500.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$7,357.00	\$8,812.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Washtenaw County Brownfield Redevelopment Authority

Property Name: Broadway Village at Lower Town

Property Address: Broadway and Maiden Lane

City: Ann Arbor

County: Washtenaw

Brownfield Plan Name: Broadway Village at Lower Town

Current ownership: Various private

Proposed future ownership: Lowertown Development Group, LLC and City of Ann Arbor (parking deck property)

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Various commercial, car wash/sales, gas station, scrap metals, dry cleaners, residential

Current use of property: Vacant, various commercial, car sales, scrap metals, dry cleaners, residential

Media contaminated: Soil, groundwater

Contaminants: PCE

Existing zoning: Planned Unit Development (recently rezoned)

Proposed future zoning: Planned Unit Development

Proposed development: Residential, "healthplex" facility, office/retail, parking deck

Description of eligible activities: Denied

Approved activity cost through 2004: \$0.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Washtenaw County Brownfield Redevelopment Authority

Property Name: Corners at Dixboro

Property Address: 5860 Ford Road

City: Superior Township

County: Washtenaw

Brownfield Plan Name: Corners at Dixboro

Current ownership: Carpenter Brothers Enterprises and Mark & Madelyn Korzon

Proposed future ownership: Michael Rohde

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Gas station, car sales, auto/tractor repair

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: VOCs, SVOCs, metals, potential fill

Existing zoning: N-S (Neighborhood Shopping Center)

Proposed future zoning: N-S (Neighborhood Shopping Center)

Proposed development: 18,800 sq. ft. mixed use commercial/office

Description of eligible activities: HASP, site investigation, BEA, due care plan

Approved activity cost through 2004: \$30,000.00

School Tax Capture

<i>Year</i>	<i>State School Taxes</i>	<i>Local School Taxes</i>
2004	\$21.00	\$86.00

***Brownfield Redevelopment Financing Act Report
2004***

Plan Submitted by: Wyandotte Brownfield Redevelopment Authority

Property Name: 191 Labadie Street (former McCord Manufacturing)

Property Address: 191 Labadie Street

City: Wyandotte

County: Wayne

Brownfield Plan Name: Labadie Park Neighborhood Project

Current ownership: City of Wyandotte

Proposed future ownership: Labadie Park, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Manufacturing of metal toys, gaskets, auto parts racks

Current use of property: Vacant

Media contaminated: Soil

Contaminants: TCE, vinyl chloride

Existing zoning: PD-Planned Development

Proposed future zoning: PD-Planned Development

Proposed development: 92 various types of residential units

Description of eligible activities: Denied

Approved activity cost through 2004: \$0.00

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Ypsilanti Brownfield Redevelopment Authority

Property Name: Peninsular Park Residential Project

Property Address: 1000 Huron River Drive

City: Ypsilanti

County: Washtenaw

Brownfield Plan Name: The Leforge Station Residential Housing Project

Current ownership: Edwards Communities Development Co., LLC

Proposed future ownership: Edwards Communities Development Co., LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Paper manufacturing

Current use of property: Vacant

Media contaminated: Soil, groundwater

Contaminants: ASTs, abandoned containers, flyash

Existing zoning: Residential/commercial

Proposed future zoning: Residential/commercial

Proposed development: Residential housing

Description of eligible activities: Site investigation, removal/disposal of contaminated soil, sampling, decommission monitor wells

Approved activity cost through 2004: \$537,000.00

School Tax Capture

School tax capture will begin after 2004

Brownfield Redevelopment Financing Act Report 2004

Plan Submitted by: Zeeland Brownfield Redevelopment Authority

Property Name: 59 W. Washington Avenue

Property Address: 59 W. Washington Avenue

City: Zeeland

County: Ottawa

Brownfield Plan Name: 59 W. Washington Avenue

Current ownership: Bennett Wood Specialties, Inc.

Proposed future ownership: GS Properties, LLC

Delinquent taxes, interest, and penalties: \$0.00

Historical use of property: Furniture manufacturing, residential

Current use of property: Wood hanger finishing/packaging

Media contaminated: Soil

Contaminants: Metals, SVOCs

Existing zoning: Industrial District (I-2)

Proposed future zoning: Mixed residential/commercial

Proposed development: 20,000 sq. ft. retail center

Description of eligible activities: Phase II ESA, BEA, due care compliance analysis, asbestos survey, soil disposal

Approved activity cost through 2004: \$58,600.00

School Tax Capture

School tax capture will begin after 2004

Glossary of Acronyms

AST – Aboveground Storage Tank

BEA – Baseline Environmental Assessment

BNAs – Base/Neutral Acid Compounds

DCE – Dichloroethylene

ESA – Environmental Site Assessment

HASP – Health and Safety Plan

PCBs – Polychlorinated Biphenyls

PAHs – Polynuclear Aromatic Hydrocarbons

SVOCs – Semi-Volatile Organic Compounds

TCE – Trichloroethylene

UST – Underground Storage Tank

VOCs – Volatile Organic Compounds